

**FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT**



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**PLANNING**

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October 5, 2016

Dear Marshall Property Owner:

This is an update to the status of the Marshall Code project, which is aimed at developing new zoning for portions of downtown Marshall. This work was undertaken because the Marshall Service District Plan, adopted by the Board of Supervisors in 2011 after a multi-year community process, specifically called for new zoning to help achieve the vision for Marshall set forth in the Plan.

The initial draft of the Code was released in March 2016 and multiple community meetings and other outreach activities were held through July to get community input. County staff has been working throughout August and September to rewrite the original draft of the Code to respond to the feedback received from the Marshall community during the outreach process.

The revised Marshall Code is a significantly changed document. Extensive revisions have been incorporated to address community concerns, and every effort has also been made to simplify and clarify the proposed Code. The result is a 31-page draft that is less than half the length of the original 71-page document, with a revised format intended to be more user friendly. Key changes to the Marshall Code are summarized on the back of this letter.

The revised Marshall Code, dated October 5, 2016, is now available on the County website at: <http://www.fauquiercounty.gov/government/departments-a-g/community-development/marshall-code>. The website also includes all of the background information related to this process, including the original draft of the Marshall Code. Copies of the Marshall Code will also be available at the Marshall Library for your convenience. If you would like a copy mailed or emailed directly to you, please call 540-422-8220 or email [kim.johnson@fauquiercounty.gov](mailto:kim.johnson@fauquiercounty.gov).

A meeting has been planned for **October 26, 6:00 pm to 7:30 pm at the Marshall Community Center** to review the new draft with the community. Additionally, staff will be available at the Fauquier Enterprise Center in Marshall (8452 Renalds Avenue) from 4:00 pm to 8:00 pm each Monday in November to meet with folks one-on-one to discuss the new draft and to answer questions.

In the interim, if you have any questions about the revised Code or the process, please feel free to contact me at [kim.johnson@fauquiercounty.gov](mailto:kim.johnson@fauquiercounty.gov) or Adam Shellenberger at [adam.shellenberger@fauquiercounty.gov](mailto:adam.shellenberger@fauquiercounty.gov). Both of us can also be reached at 540-422-8220.

We look forward to continuing to work with the community on this project.

Sincerely,

Kimberley Johnson  
Chief/Zoning & Development Services

### ***Key Organizational and Formatting Changes***

Structure: The Code has been reorganized into four sections: 1) an introduction, 2) the neighborhood district requirements, 3) the historic & corridor district provisions and 4) definitions. This approach has eliminated redundancies in different sections and, in conjunction with other changes, has reduced the size of the Code document from 71 pages to 31 pages.

### ***Key Changes to Proposed Neighborhood Districts***

Neighborhood District Boundaries: The number of Zoning Districts has decreased from five to three, and the boundaries between districts shifted significantly in many locations. The three proposed districts are: Town, Gateway and Residential. Generally, the Town Core and former Town districts have been combined into the single Town District, and the Residential and Residential East have been combined into a single Residential District. But, there are also changes to the boundaries between districts in some areas. Significant areas along Winchester Road have returned to a residential zone. Existing residential lots on Salem Ave east of Frost Ave have returned to a residential zone. Existing residential areas at the west end of Main Street have returned to a residential zone. Gateway area along Main Street is now Town zone.

Height: Maximum height increased to 3 stories in the entire Town zone (portions were previously 2 ½ stories); with minimum 2 story height area expanded slightly to include area from Manor Street to Winchester Road

Building Footprint: Maximum by-right footprints remain the same, but provision added that larger footprints can be approved by the Board of Supervisors through a Waiver process.

Uses Added: Additional uses now allowed include: Assisted Living/Nursing Homes, Public Parking, Auto Repair Shop, Gas Station, Contractors Offices, Farm Equipment Sales, and Storage Yards. Standards were developed and added for some of these uses to ensure they can work in a manner that is compatible with the Marshall vision.

Signs: Special sign provisions eliminated (regular Ordinance will now apply)

Parking: Parking requirement increased for some uses, and the amount of parking reduction available for contributing structures decreased; payment in lieu of parking eliminated.

Waivers: More Administrative Waivers available for requirements.

### ***Key Changes to Proposed Historic & Corridor District***

Boundaries: Historic District & Corridor District have been combined into single district. The area within the District has decreased significantly. Lots with a contributing structure are included; otherwise, the District is one lot or 500 feet deep along Main Street, Winchester Road and Stockyard Road, whichever is less.

Marshall Review Board (MRB): All Marshall MRB members must be residents of or own property/business in Marshall Service District. Terms have been reduced to two years from four, with a maximum of two terms rather than one.

Improvements Triggering MRB Approval: Eliminated MRB approval in multiple cases, including: structures less than 256 square feet regardless of whether visible; all additions that are not visible; and expanded list of building alterations that are exempt.

Incentives: Parking incentives are maintained, but at a lesser level. New provision allowing the Zoning Administrator to administratively approve waivers related to Lot Width, Lot Shape, Setback, Lot Access and Parking, and Location on Lot requirements as incentives within the Historic & Corridor District.